



Conceptual Approval of Proposed Land Acquisition of A. Duda and Sons Property in Glades County

Ernie Barnett, Everglades Policy Director

January 10, 2013

Background

- Property will be used for storing and treating flows in the C-19 and C-43 basins
 - Part of a regional approach to benefit the Caloosahatchee River and Estuary
- Project will significantly enhance hydrologic restoration of Lake Hicpochee
- On November 27, 2012 Staff entered into a non-binding Letter of Intent with A. Duda & Sons, Inc. conceptually proposing a land acquisition between the parties.



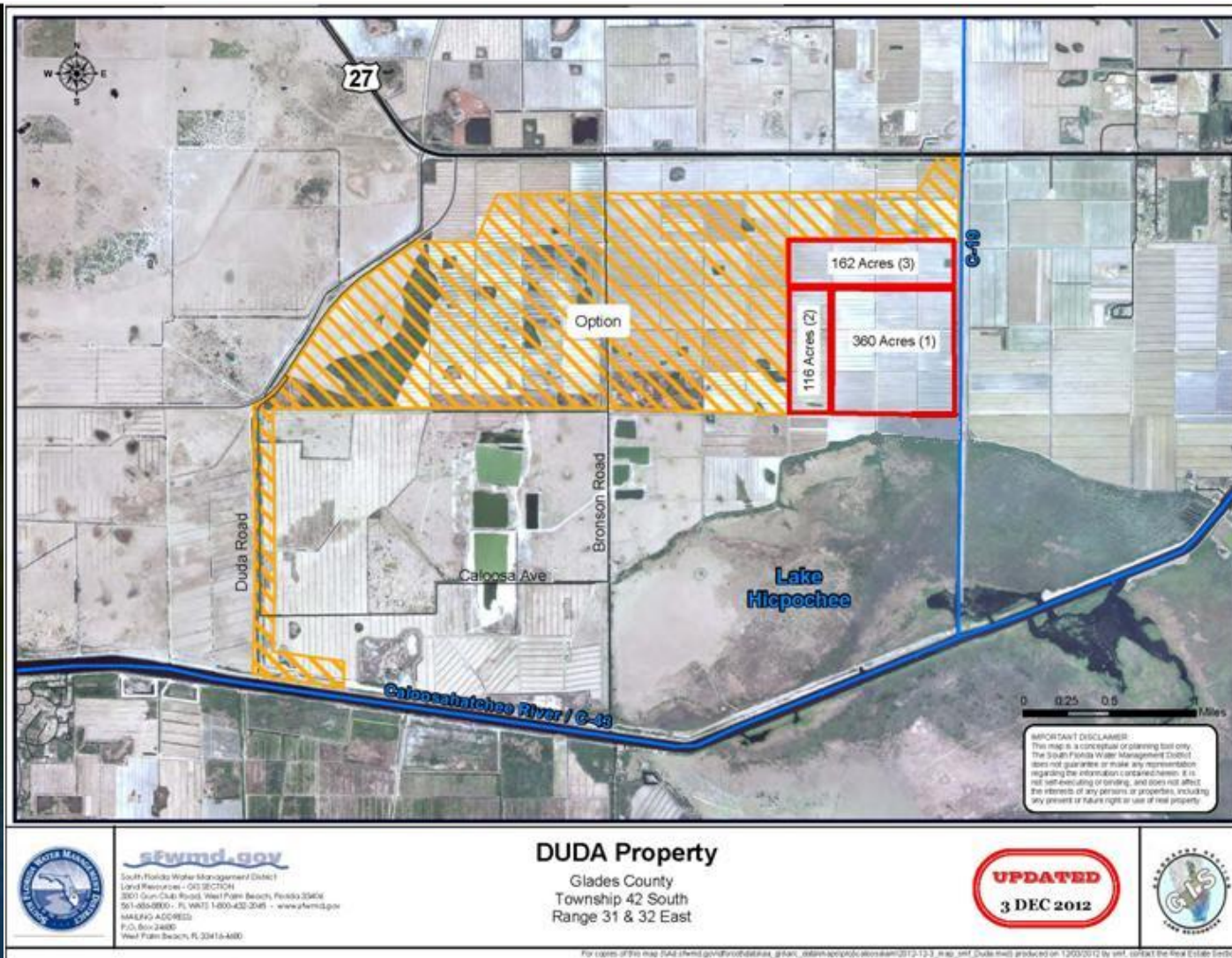
Principles

- The South Florida Water Management District's (DISTRICT) would initially acquire 638 acres of the DUDA's Moore Haven property
- The acquisition is contingent upon the extension of DUDA's State land leases (Lease Numbers 1935 and 1935-S) for 30 years by the Board of Trustees of the Internal Improvement Trust Fund.
- The District will provide cash in the amount of \$1.9 million (or \$2,984/acre).
 - This represents a 56% discount from the appraised value of \$6,800/acre

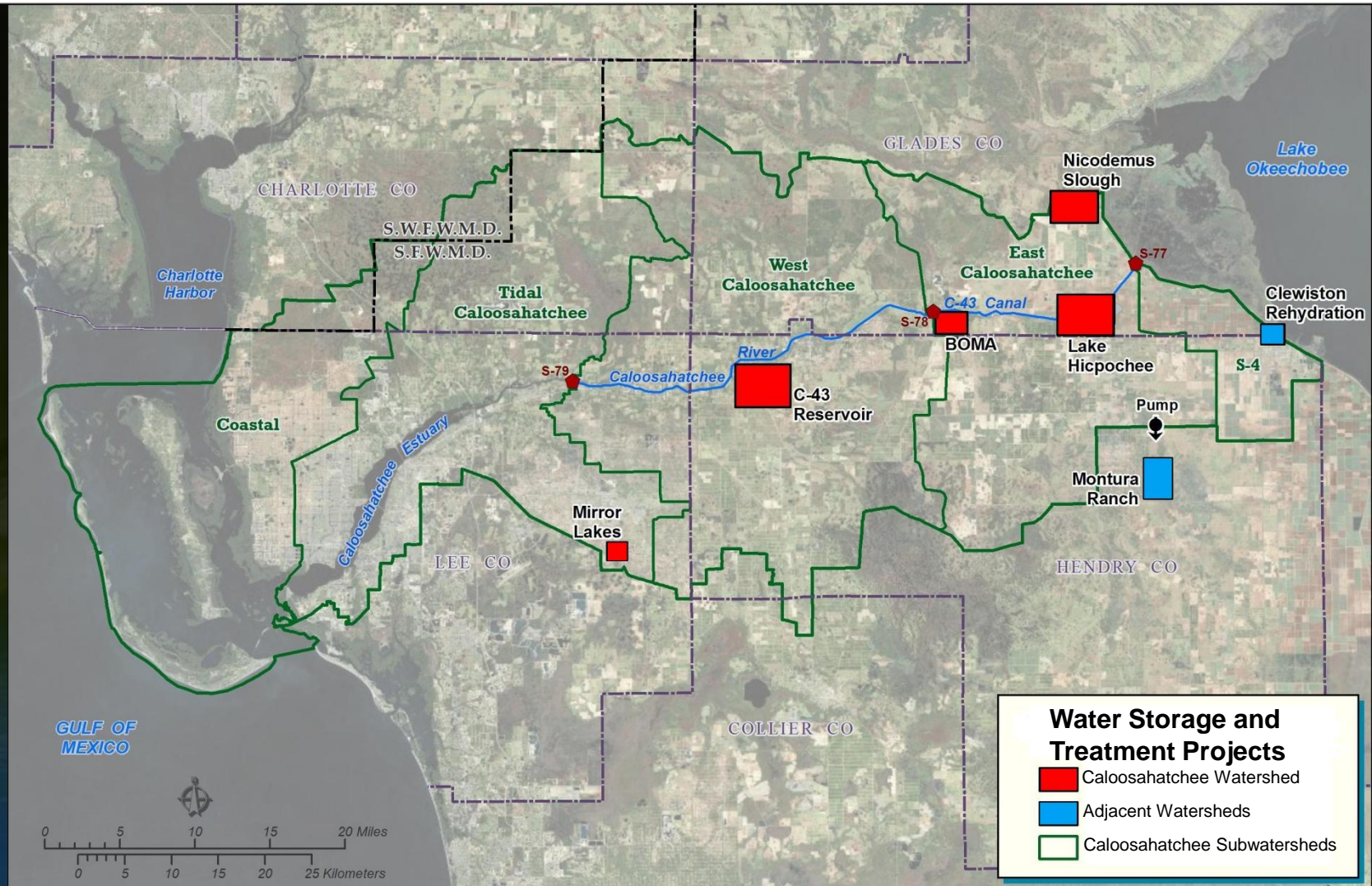
Principles (Continued)

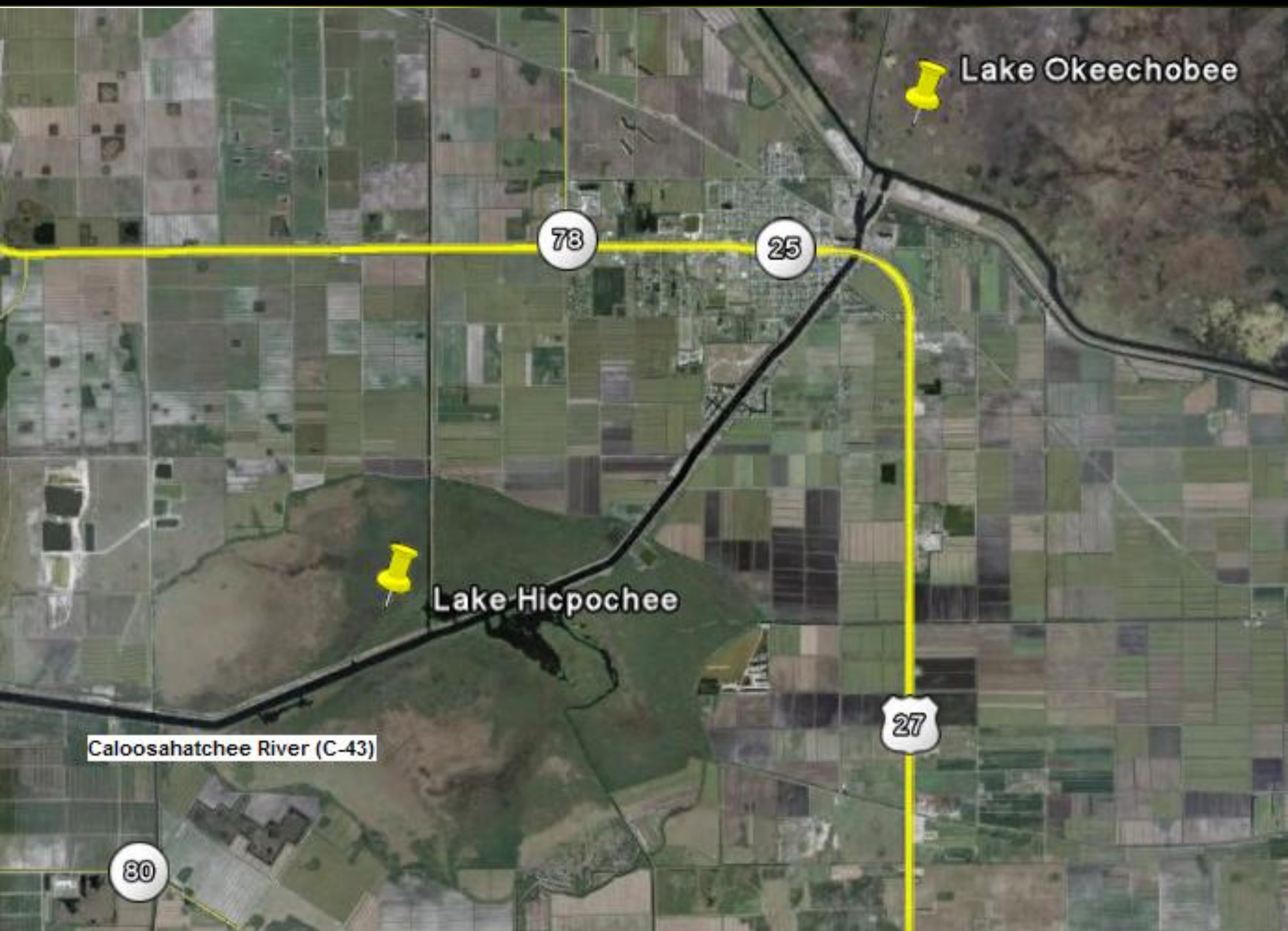
- The District will have an option to purchase the balance of the Moore Haven property (approximately 2,489 acres) to be acquired at the appraised value of \$6,800/acre for an additional \$16.9 Million.
- The District will have four years to exercise the option.

Proposed Acquisition



Complimentary Storage and Treatment Projects Caloosahatchee Watershed and Vicinity





Lake Okeechobee

78

25

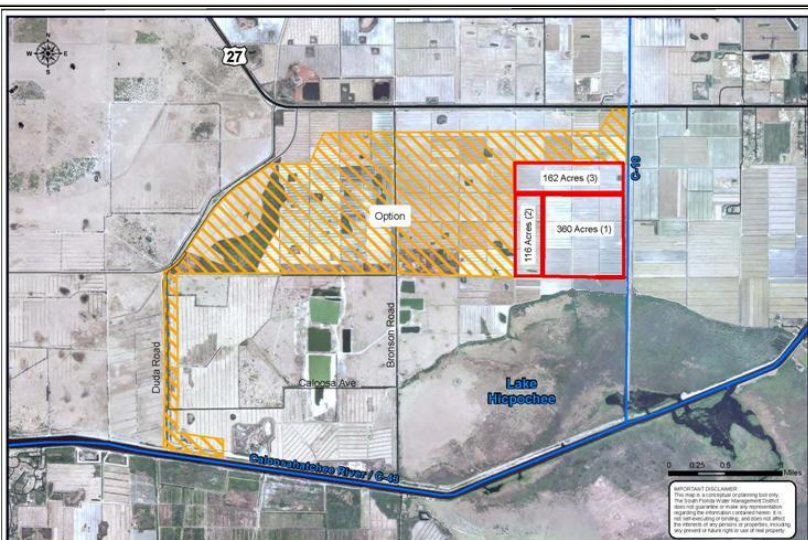
Lake Hicpochee

Caloosahatchee River (C-43)

27

80

Lake Hicpochee - Shallow Storage/Hydrologic Restoration

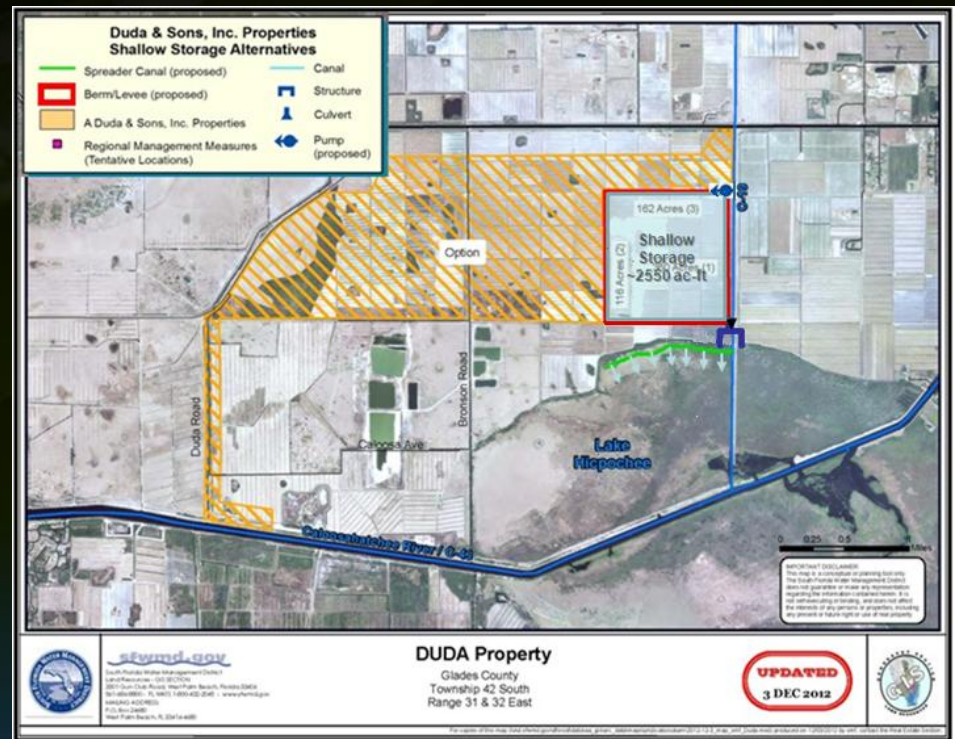


- The Northern Everglades Caloosahatchee River Watershed Protection Plan identified the West Lake Hicpochee project as a regional measure that provides water storage benefits with ancillary water quality treatment
- Conceptual project is comprised of a shallow storage area which stores and treats water and then distributes flow to Lake Hicpochee for restoration purposes



Duda & Sons, Inc. owned Parcels – Expected Benefits

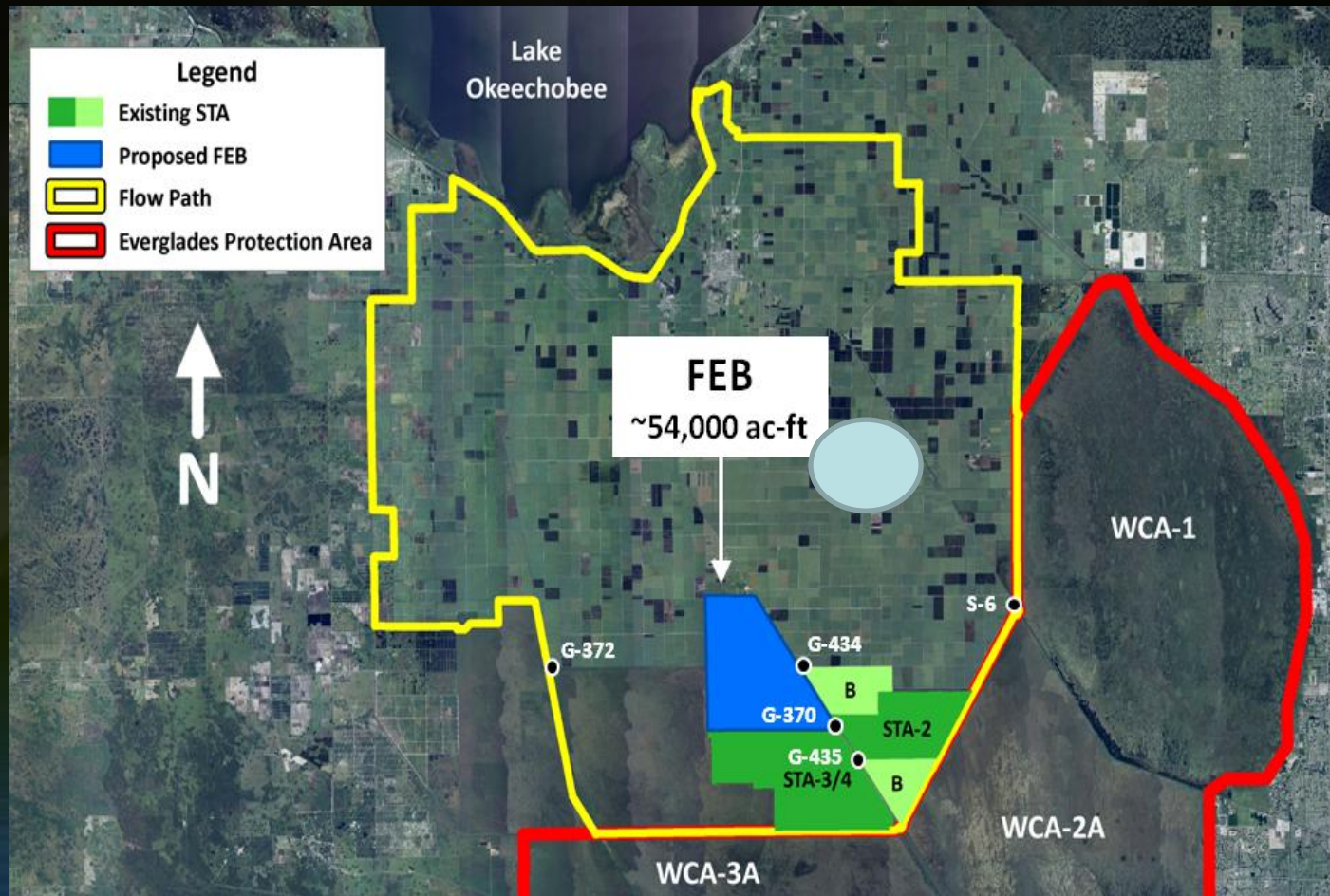
- Strategic location allows excess flows from C-19 basin, Nicodemus Slough, and Lake O to be captured
- Improve ecological functioning of Lake Hicpochee
- Full project will aid in controlling salinity levels in the Caloosahatchee Estuary
- Provide dry season benefits to Lake Hicpochee
- Reduce nutrient loading to the Caloosahatchee River



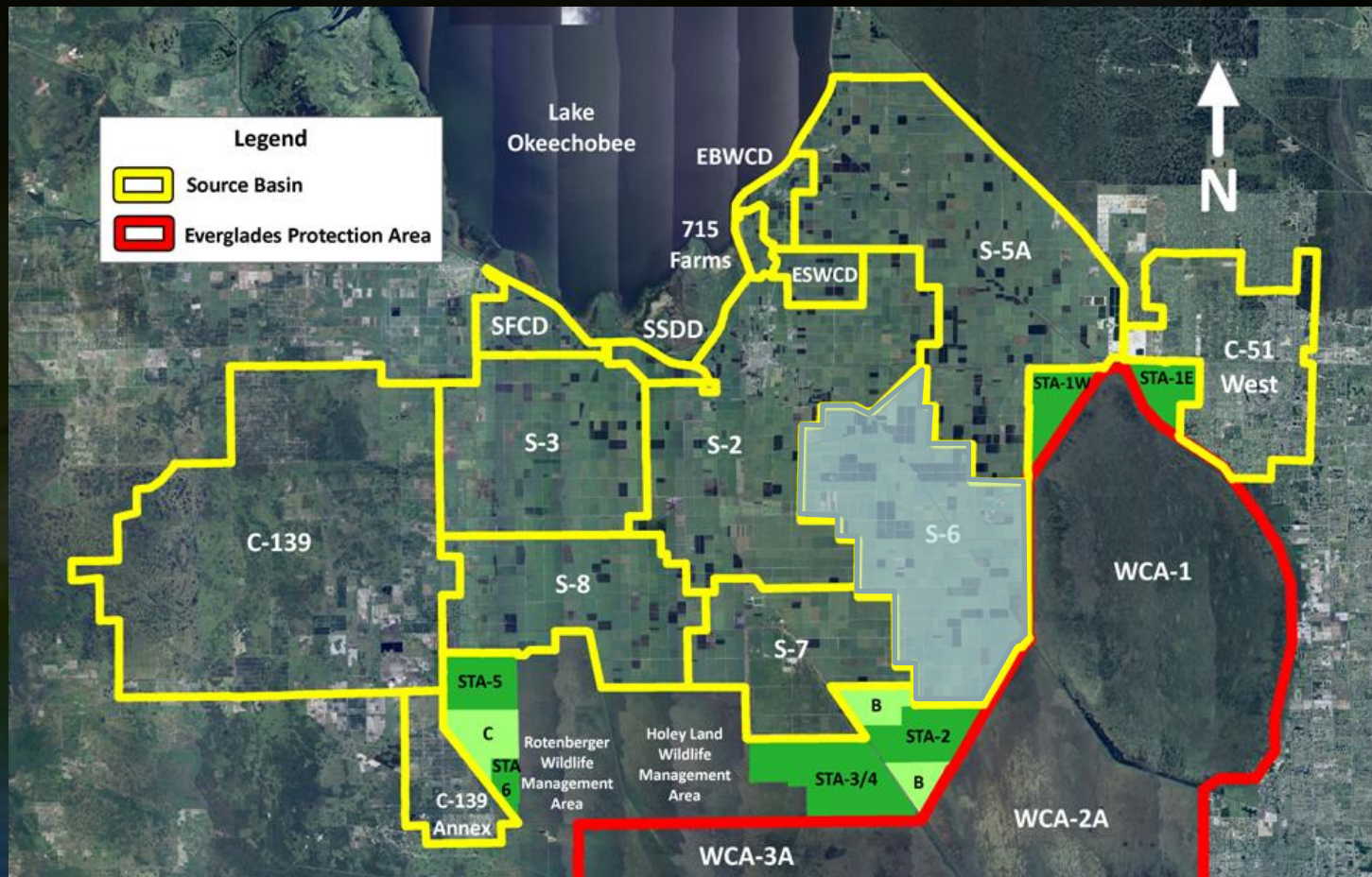
Resolution

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ONCEPTUALLY APPROVING A PROPOSED LAND ACQUISITION WITH A. DUDA & SONS, INC. IN WHICH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT WILL ACQUIRE 638 ACRES OF LAND IN GLADES COUNTY FOR \$1,900,000 AND THE DISTRICT WILL HAVE AN OPTION TO PURCHASE THE BALANCE OF THE PROPERTY (APPROXIMATELY 2,489 ACRES); PROVIDING AN EFFECTIVE DATE.

Restoration Strategies Central Flow Path



Restoration Strategies Source Basins



Average Annual Flows and Total Phosphorus Loads and Concentrations for the Central Flow Path

Source Basin	Flow (ac-ft per year)	Total Phosphorus Load (metric tons per year)	Total Phosphorus Concentration (ppb)
S-5A	59,800	15.7	213
S-6	181,400	24.8	111
S-7	263,900	31.9	98
S-8	218,400	22.5	83
ESWCD & 715 Farms	22,700	3.7	132
SFCD	19,100	2.5	108
SSDD	11,700	1.7	116
C-139 (via G136)	14,700	2.8	154
Lake Okeechobee (Regulatory Releases)	58,300	10.4	145
Lake Okeechobee (Urban Water Supply via S351 and S354)	27,300	4.6	138
Total	877,300	120.6	111